



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

## REGULAR MEETING AGENDA

Tuesday, May 9, 2023 – 7:00 PM  
Senior Community Center  
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with  
cold or flu symptoms and when  
COVID-19 community level is medium or high

### OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

### PUBLIC HEARINGS

- None

### PENDING and NEW APPLICATIONS

- **05-ZC-5007-A1 – 641 Main Street South / Map 102, Lot 28 / MQ**  
Home and Earth LLC (retail home décor) - Occupancy of Unit B – Zoning Commission approval required per Special Permit 05-ZC-5007 Condition #14.

### ENFORCEMENT

- None

### DELIBERATIONS / DETERMINATIONS

- **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**  
Special Permit / Site Plan: Change of Use per Zoning §5.1.3. Thomas A. and Lisa M. Amatruda (applicant/owner). *D by 06/15/23*
- **23-ZC-0009 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District**  
Special Permit / Site Plan Amendment Outdoor Recreation (Archery Range and Club) per Zoning §3.4.6, amending Special Permits #110 (05/25/70) and 08-ZC-8020 (08/12/1) to add 18kw generator on a precast concrete pad. Gregg Lundy (applicant/agent), Algonquin Archers, Inc (owner)  
*D by 05/18/23*
- **23-ZC-0010 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**  
Special Permit/Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 to add varsity baseball field wooden manual scoreboard. Regional School District #14 (applicant/owner), Michael Molzon (agent). *D by 06/15/23*

- **23-ZC-0011 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**  
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 (as amended 18-ZC-1815 and 19-ZC-1915) to eliminate one pole barn and revise previously approved layout of other pole barn and sap barn. Regional School District #14 (applicant/owner), Will Walter, Benesch (agent). *D by 06/29/23*
- **23-ZC-0012 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**  
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 to construct a sawmill pavilion. Regional School District #14 (applicant/owner), Michael Molzon (agent). *D by 06/29/23*
- **23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District**  
Special Permit / Site Plan: New construction of two buildings including associated site improvements. 69 Bacon Pond, LLC (applicant/owner). *D by 06/15/23*
- **Select Items from this Agenda** – As Determined Ready by the Commission

**ADMINISTRATIVE**

- Meeting Minutes 04/25/23

**DRAFT ZONING REGULATIONS WORK SESSION**

- Discussion of Draft Zoning Regulations – SIGNS

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

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**Upcoming Meeting Schedule** – No new hearings scheduled at this time

RECEIVED & FILED  
IN WOODBURY, CT

This 4<sup>th</sup> day of May 2023  
at 3:45 o'clock P M

*Maria M. Mancini*  
Town Clerk